

M E M O R A N D U M

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0049-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 13, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(207 Sherwood Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Julie A. Martin	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0049-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Julie A. Martin (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Section 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to approve an accessory structure (pool) in side right yard in lieu of the required rear yard only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 20, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 3-13-2020

By 150

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

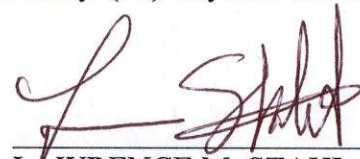
THEREFORE, IT IS ORDERED, this 13th day of **March, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an accessory structure (pool) in side right yard in lieu of the required rear yard only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

LMS:dlw



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 3-13-2020

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 207 Sherwood Rd Currently zoned DR 4
 Deed Reference 374451 00001 10 Digit Tax Account # 0807049020
 Owner(s) Printed Name(s) JULIE MARTIN

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) BCZ 400.1 TO APPROVE AN ACCESSORY STRUCTURE (Pool) in side Right yard in lieu of the Required Rear yard only
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Julie A. Martin

Name #1 – Type or Print

Name #2 – Type or Print

Julie A. Martin

Signature #1

Signature #2

207 Sherwood Rd, Loxleyville MD

Mailing Address

City

State

21030

443-846-4113

julie19martin@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Tom Dupree

Name – Type or Print

Signature

2708 Woodstring Dr, York PA

Mailing Address

City

State

17402

443 798-4878

TDUPREE1949@yahoo.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 14 day of February, 2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0049-A

Filing Date 2/14/2020

Estimated Posting Date 2/23/2020

Reviewer CF

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 207 Sherwood Rd Cockeysville MD 21030
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Topography issue; Need to locate pool to side of residence
due to steeper grades in rear of residence

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Julie A. Martin

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of February, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Julie A. Martin

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Nov. 19, 2020

NANCY G. SANTIAGO
NOTARY PUBLIC
STATE OF MARYLAND

MY COMMISSION EXPIRES NOV. 19, 2020

REV. 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 207 SHERWOOD Rd Cockeysville MD 21030
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Topography issue; Need to locate pool to side of residence
due to steeper grades in rear of residence

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Julie A. Martin

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of February, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Julie A. Martin

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Nov. 19, 2020

NANCY G. SANTIAGO
NOTARY PUBLIC
STATE OF MARYLAND

MY COMMISSION EXPIRES NOV. 19.2020

REV. 5/5/2016



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 207 Sherwood Rd Currently zoned DR1
 Deed Reference 374451 00001 10 Digit Tax Account # 0807049020
 Owner(s) Printed Name(s) JULIE MARTIN

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) BC22 400.1 TO APPROVE AN ACCESSORY STRUCTURE (Pool) in side Right yard in lieu of The Required Rear yard only of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Julie A. Martin

Name #1 – Type or Print

Name #2 – Type or Print

Julie A. Martin

Signature #1

Signature #2

207 Sherwood Rd, Cockeysville MD

Mailing Address

City

State

21030

443-846-4113

julie19martin@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Tom Dupree

Name – Type or Print

Signature

2708 Woodstrings Dr. York PA

Mailing Address

City

State

17402

443 798-4878

TDUPREE1949@yahoo.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 21 day of July, 2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0049-A Filing Date 2/14/2020 Estimated Posting Date 2/23/2020 Reviewer CP

Rev 5/5/2016

ZONING Property Description For 2708 Sherwood Rd

BEGINNING AT A POINT ON THE SOUTH EAST SIDE OF
SHERWOOD RD. WHICH IS 40' WIDE AT A DISTANCE OF
60' ^{NORTH} _{EAST} OF THE CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET TYREE AVE WHICH IS 40' WIDE

2020-0049-A



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

March 09, 2020

Tom Dupree,
2708 Woodspring Drive
York PA 17402

RE: Case Number: 2020-0049-A, 207 Sherwood Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 14, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Julie A. Martin 207 Sherwood Road Cockeysville MD 21030

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Acting Secretary

Tim Smith, P.E.
Acting Administrator

Date: 2/26/20

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0049-A

*Administrative Variance
Julie A. Martin
207 Sherwood Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0049-A
Address 207 Sherwood Road
(Martin Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

(AV) 3-9-2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0049-A
Address 207 Sherwood Road
(Martin Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/20/2020

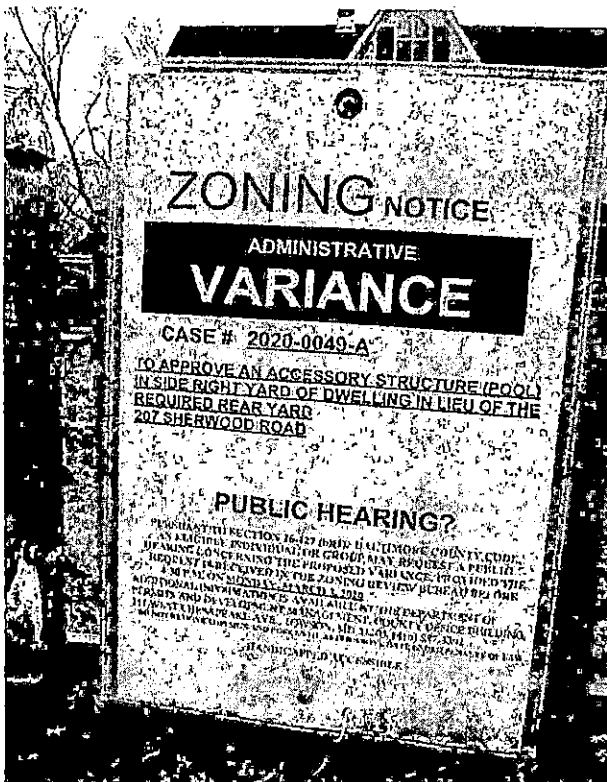
Case Number: 2020-0049-A

Petitioner / Developer: TOM DUPREE ~ JULIE A. MARTIN

Date of Closing: MARCH 9, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
207 SHERWOOD ROAD

The sign(s) were posted on: FEBRUARY 20, 2020



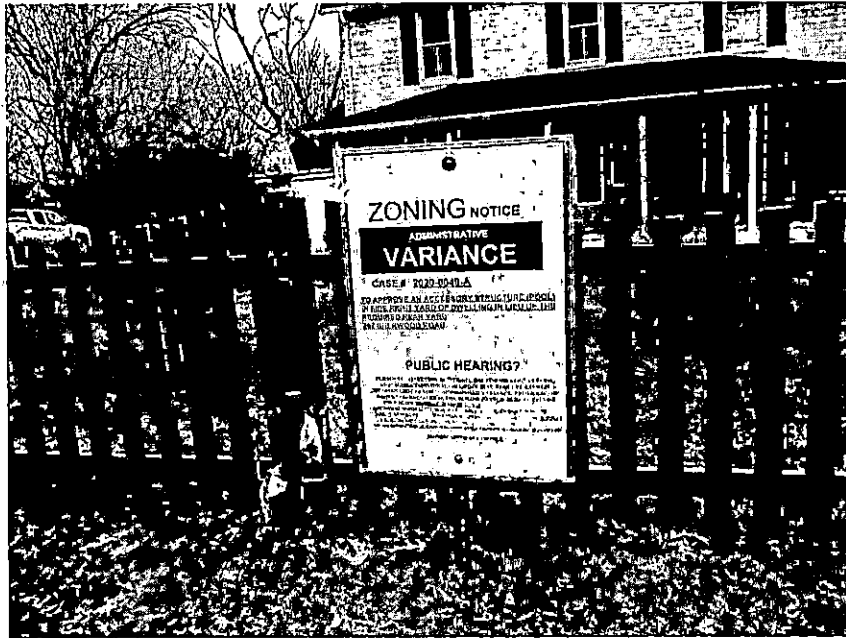
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 207 Sherwood Road ~ 2/20/2020



Background Photo 2nd Sign @ 207 Sherwood Road ~ 2/20/2020

CASE # 2020-0049-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0049 -A Address 207 Sherwood Rd
Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2-14-2020 Posting Date: 2-23-2020 Closing Date: 3-9-2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0049 -A Address: 207 Sherwood Rd
Petitioner's Name: Julie A. Martin Telephone: 443-846-4113
Posting Date: 2-23-2020 Closing Date: 3-9-2020

Wording for Sign:

TO Approve an accessory structure (Pod) in side Right
Yard of dwelling in Lieu of the Required Rear Yard

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 0807049020		
Owner Information		
Owner Name:	MARTIN JULIE A	Use: RESIDENTIAL
Mailing Address:	207 SHERWOOD RD COCKEYSVILLE MD 21030-	Principal Residence: YES
		Deed Reference: /37465/ 00001
Location & Structure Information		
Premises Address:	207 SHERWOOD RD COCKEYSVILLE 21030-	Legal Description: 1.609 AC 207 SHERWOOD RD SS 300 FT E TYRIE AVE
Map: 0042	Grid: 0023	Parcel: 0286
Neighborhood: 8030046.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Town: None		Plat No:
		Plat Ref:
Primary Structure Built 1900	Above Grade Living Area 2,346 SF	Finished Basement Area 480 SF
		Property Land Area 1.6000 AC
County Use 04		
Stories 2 1/2	Basement YES	Type STANDARD UNIT
Exterior SIDING/	Quality 5	Full/Half Bath 2 full/ 1 half
Garage		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	151,500	151,500
Improvements	219,500	241,400
Total:	371,000	392,900
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		371,000
		378,300
		0
Transfer Information		
Seller: MARTIN MARY	Date: 05/03/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37465/ 00001	Deed2:
Seller: FEDERAL NATIONAL MORTGAGE ASSOCIATION	Date: 09/24/2015	Price: \$336,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36691/ 00207	Deed2:
Seller: MADDEN STEPHEN	Date: 11/12/2014	Price: \$382,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35555/ 00091	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/08/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0049-A

CASE NO. 2020- 0049-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>2-28</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>2-20-2020</u> by <u>O'Keefe</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 0807049020		
Owner Information		
Owner Name:	MARTIN JULIE A	Use: RESIDENTIAL
Mailing Address:	207 SHERWOOD RD COCKEYSVILLE MD 21030-	Principal Residence: YES Deed Reference: /37465/ 00001
Location & Structure Information		
Premises Address:	207 SHERWOOD RD COCKEYSVILLE 21030-	Legal Description: 1.609 AC 207 SHERWOOD RD SS 300 FT E TYRIE AVE
Map:	Grid:	Parcel:
0042	0023	0286
Neighborhood:	Subdivision:	Section:
8030046.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1900	2,346 SF	480 SF
Property Land Area	County Use	
1.6000 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	151,500	151,500
Improvements	219,500	241,400
Total:	371,000	392,900
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		371,000
		378,300
Transfer Information		
Seller: MARTIN MARY	Date: 05/03/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37465/ 00001	Deed2:
Seller: FEDERAL NATIONAL MORTGAGE ASSOCIATION	Date: 09/24/2015	Price: \$336,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36691/ 00207	Deed2:
Seller: MADDEN STEPHEN	Date: 11/12/2014	Price: \$382,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35555/ 00091	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2019
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/08/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0049-A

Reviewer: Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Juile A. Martin

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 207 SHERWOOD RD

Location: S.E side of Sherwood Road 60 ft N.E. of Tyrie Ave.

Existing Zoning: DR 1

Area: 1.609 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 4100.1 To approve an accessory structure (pool) in side right yard in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/09/2020

Miscellaneous Notes:

Case Number: 2020-0050-A

Reviewer: Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: Vernon J. Chilcote & Jane & L. Goldstrom

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 5 **Council Dist:** 2

Property Address: 3112 MT ZION RD

Location: N.W. intersection of the W. side of Falls Road N side of MT Zion Road.

Existing Zoning: RC 2

Area: 8,155 AC

Proposed Zoning:

VARIANCE:

To allow an accessory structure (solar array) to be located in the front yard of a 8.195 acre corner property in lieu of the 1/3 area of the rear yard not furthest removed from any street per section 400.1 BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



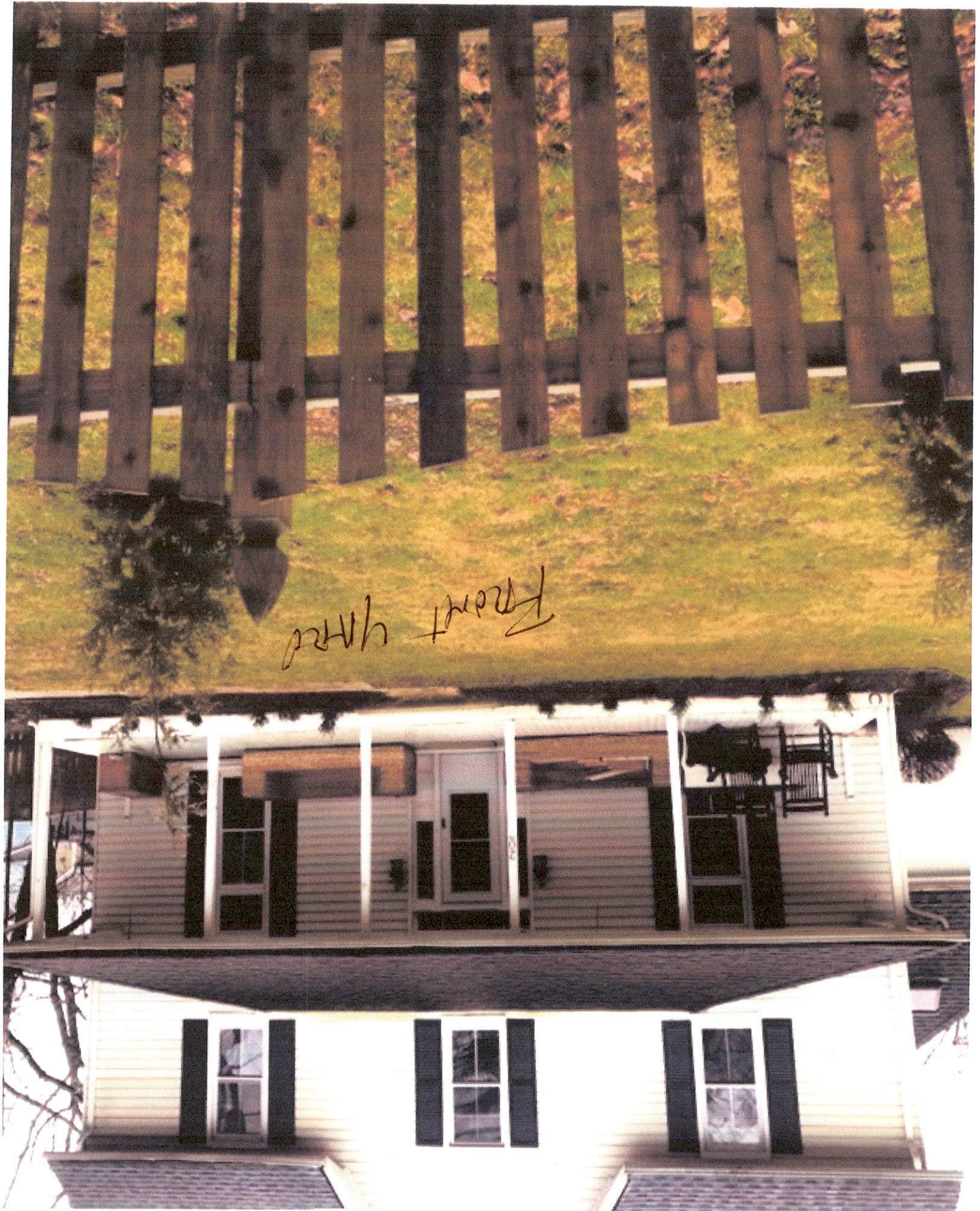
SIDE YARD

PROPOSED POOL



2020-0049-A

9620 0049 - A



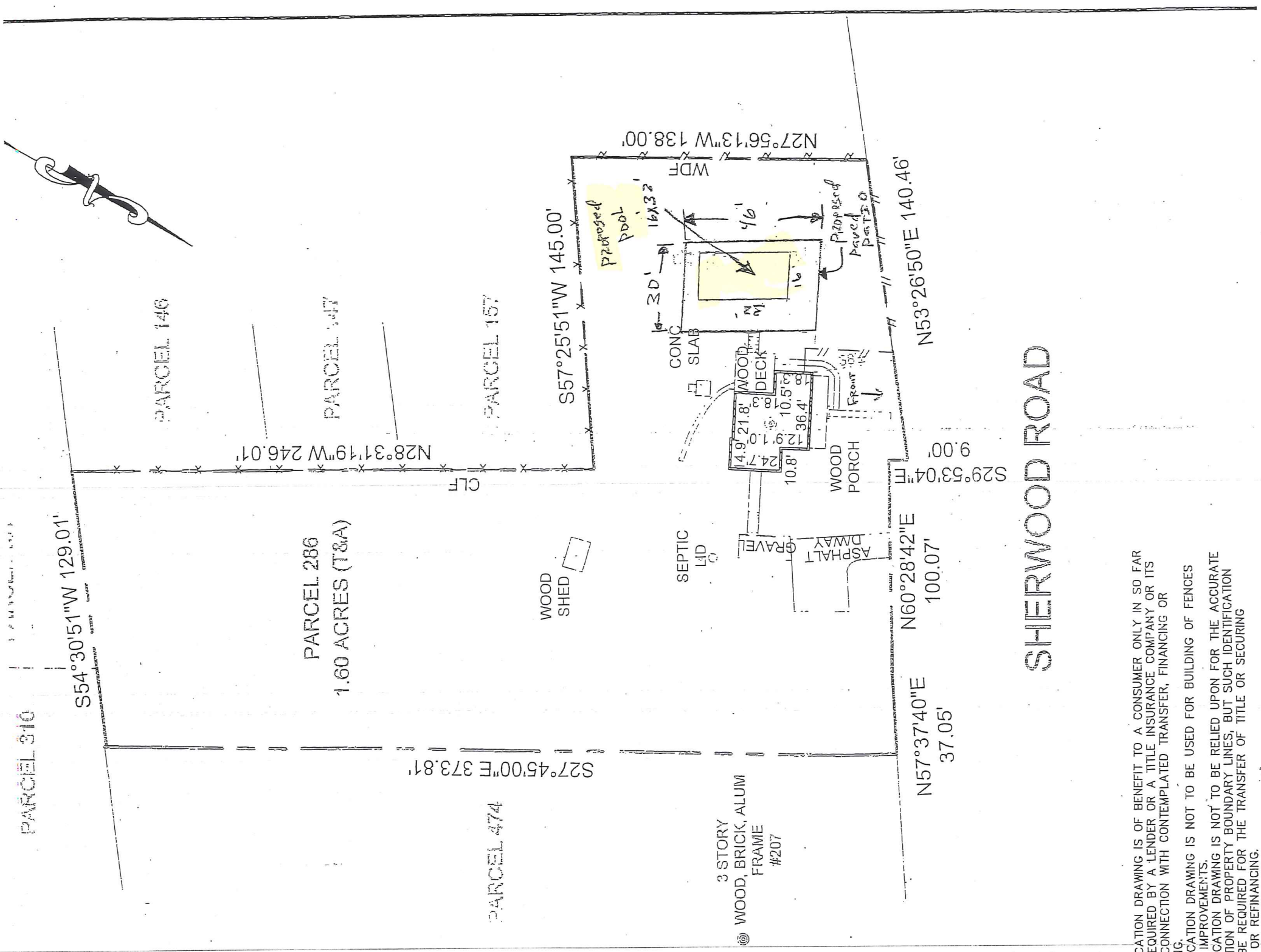


2020-0049-A





ADDRESS 207 Sherwood Rd OWNER(S) NAME(S) Julie A. Martin
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 08 07 04 9 0 2 0 DEED REF. # 37465/00001



NOTES:
1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE USED FOR BUILDING OF FENCES OR OTHER IMPROVEMENTS.
3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

5. A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE IMPROVEMENTS ON PROPERTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY COVERS ARE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. I AM NOT RESPONSIBLE, OR LIABILITY, OR LIABILITY, FOR ANY SET-OR-WAIS ON THE RECORDING EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.

LAND PRO ASSOCIATES LLC
LOCATION DRAWING
PARCEL 286
PLAT BOOK 35555 PAGE 91
BAYVIEW, MORE COUNTY, MARYLAND
DATE: 8/24/15
SCALE: 1" = 40'

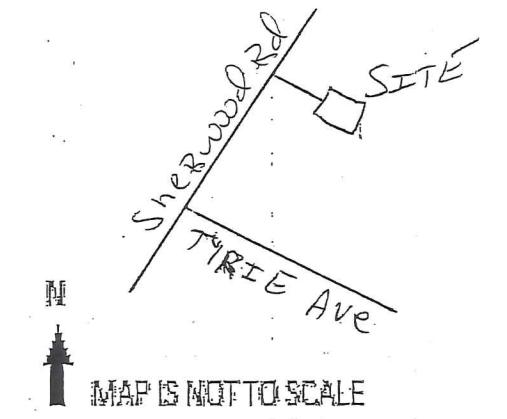
STACY K. DEGBE
PROFESSIONAL LAND SURVEYOR
No. 21360

DRAWN BY: SEP

PROFESSIONAL SEAL _____ DATE _____

CASE: # 14-4011RBO

SITE VICINITY MAP

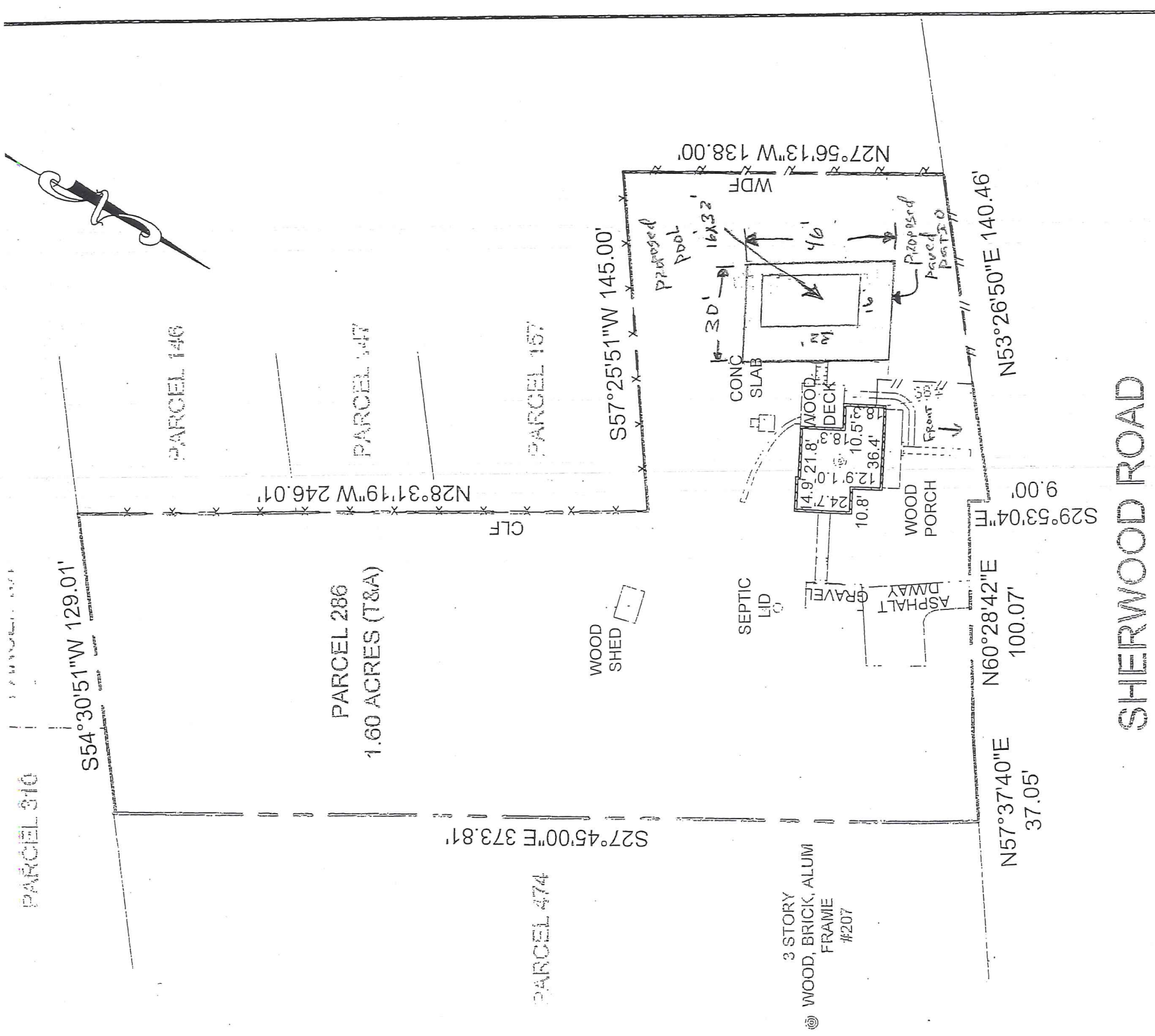


MAP IS NOT TO SCALE
ZONING MAP# 092C3
SITE ZONED DR 1
ELECTION DISTRICT 8
COUNCIL DISTRICT 3
LOT AREA ACREAGE 1.609 ac
OR SQUARE FEET _____
HISTORIC? _____
IN CBCA? _____
IN FLOOD PLAIN? _____
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC _____ PRIVATE ☒
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:
n/a

Ref. Exh. A
2020-0049-A

ADDRESS 207 Sherwood Rd OWNER(S) NAME(S) Julie A. Martin
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 08 07 04 9 0 2 0 DEED REF. # 37465/00001



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TO: LEVEL OF ACCURACY: 1:50

5. A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE IMPROVEMENTS ON PROPERTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY OWNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. I AM NOT RESPONSIBLE FOR LIABILITY FOR ANY OF THE EASEMENTS OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.

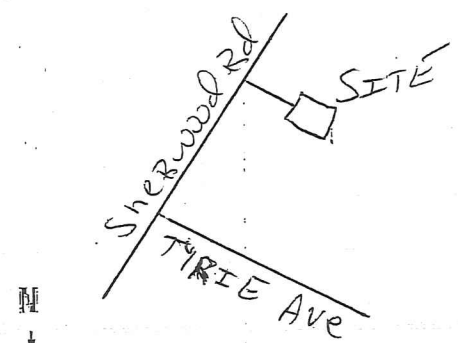
STANLEY K. DEEGE
PROFESSIONAL LAND SURVEYOR
NO. 21380
FOR PARCEL 286
BOOK 35555 PAGE 91
DATE: 8/24/15

LAND PRO ASSOCIATES LLC
DRAWN BY: SEF

PROFESSIONAL SEAL _____ DATE _____

CASE: # 14-4011REO

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 092C3

SITE ZONED DR 1

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.609 ac

OR SQUARE FEET _____

HISTORIC? _____

IN CBCA? _____

IN FLOOD PLAIN? _____

UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE _____

SEWER IS: PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:
N/A

2020-0049-A